

LAND USE ELEMENT

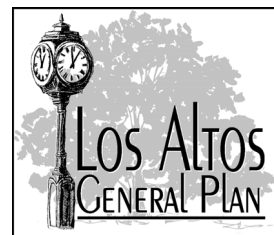


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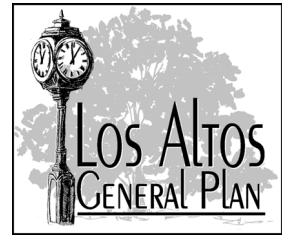
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LAND USE ELEMENT



INTRODUCTION

The Land Use Element is a guide to land use planning within the City of Los Altos and affects many of the issues addressed in all other General Plan elements. This Element serves as the central framework for the entire General Plan and functions as a guide to planners, the general public, and decision makers as to the desired pattern of development for Los Altos.

PURPOSE OF THE LAND USE ELEMENT

The purpose of the Land Use Element is to describe existing and future land use activity, which has been designed to achieve the City's long-range goals for physical development. The Land Use Element identifies the distribution, location, and intensity of residential, commercial, public/institutional, and open space land uses. Text, maps, and diagrams herein outline the future land uses within the City and how these uses are integrated with the other General Plan elements and policies. This Element also addresses the relationship between development and environmental quality, potential hazards, and social and economic objectives.

The current Element and its policies connect with previous planning for the community to create a future in which the traditional character of the City is preserved and enhanced by new development. Goals and policies contained in this Element establish the constitutional framework for future land use planning and decision-making in Los Altos.

SCOPE AND CONTENT OF THE LAND USE ELEMENT

The Land Use Element complies with the requirements mandated in California Government Code Section 65302(a). The Element is comprised of four sections: 1) Introduction; 2) the Land Use Plan; 3) Issues, Goals, and Policies; and 4) Implementation Programs Appendix.

The Land Use Plan establishes a logical, organized land use pattern with standards for future development. The Land Use Policy Map graphically identifies the planned uses within Los Altos. Land use designations are described in the Plan section, including the type and density of allowed uses, along with a statistical summary of the future land use composition. The Plan section also identifies special planning areas in the City with unique characteristics and/or opportunities.

In the Issues, Goals and Policies section, major land use issues are identified and related goals and policies are established to address these issues. The goals, which are overall statements of community desires, are comprised of broad statements of purpose and direction. The policies serve as guides for reviewing development proposals, planning facilities to accommodate anticipated growth, and accomplishing community development strategies.

The Implementation Programs Appendix identifies specific implementation programs for the Land Use Element.



RELATED LAWS, PLANS AND PROGRAMS

There are a number of related laws, plans and programs that are considered in the formulation, adoption and implementation of local land use policy. Related laws, plans and programs are both local and regional in nature. Regional planning agencies recognize that planning issues extend beyond the boundaries of individual cities. The form and distribution of development in Los Altos are affected by both local and regional plans. Relevant plans are summarized below.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for a thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, review procedures and any subsequent analysis are described in the CEQA Statutes and Guidelines as amended in 1998. Land use impacts are recognized as environmental impacts under CEQA.

Association of Bay Area Governments

The Association of Bay Area Governments (ABAG) is the comprehensive regional planning agency for the 100 cities and nine counties of the San Francisco Bay Area. ABAG works to establish solutions to land use, housing, environmental quality, economic development, recreation, and health and safety issues affecting the region. ABAG has conducted numerous studies and adopted goals and policies relative to land use in the region including Bay Area Futures, Silicon Valley Projections, Regional Housing Needs Assessment, Adopted Platform on Growth Management, Land Use Policy Framework, and Subregional Land Use Goals and Policies. ABAG is the source of most of the population, employment, and housing projections used in the Land Use, Housing, and Economic Development Elements.

Los Altos Zoning Ordinance

As the primary implementation tool for the General Plan Land Use Element, the Zoning Ordinance establishes specific regulations for the use and development of land within the designated zoning districts of the City.

Sherwood Gateway Specific Plan

The Sherwood Gateway Specific Plan was adopted in 1999 for the 26-acre commercial area southeast of El Camino Real and San Antonio Road. The Specific Plan is intended to revitalize the aesthetics and economics of this area at the City's northern gateway.

Loyola Corners Specific Plan

The Loyola Corners Specific Plan was adopted in 1990 for the 17-acre commercial area near the intersection along Foothill Expressway at Miramonte Avenue. The primary goal of the Specific Plan is to create an attractive and functional commercial area to ensure the long-term viability of the area.

Downtown Urban Design Plan

In 1992, the City adopted the Downtown Urban Design Plan to reinforce the identity of Downtown as a retail center, to improve the visual quality of the area, and to create an attractive pedestrian environment.

Single-Family Residential Design Guidelines

The City adopted Design Guidelines for single-family residential development in 1991 to guide the homeowner, architect, developer and builder in the planning and execution of successful single-family residential design. The primary purpose is to maintain the physical attributes of existing residential neighborhoods in Los Altos.



RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

According to state planning law, the Land Use Element must be consistent with the other General Plan elements. Each element is distinct and all the elements together comprise the General Plan. All elements of the General Plan are interrelated to a degree, and certain goals and policies of each element may also address issues that are the primary subjects of other elements. The integration of overlapping issues throughout the General Plan elements provides a strong basis for implementation of plans and programs, and achievement of community goals.



More so than any other element, the Land Use Element relates directly to all other elements of the General Plan. This Element establishes the planned land use pattern for Los Altos based on historic development and the community's vision for the future. Land use planning takes into consideration housing needs identified in the Housing Element, natural and manmade hazards and development constraints identified in the Natural Environment & Hazards Element, and the open space and conservation policies outlined in the Open Space, Conservation & Community Facilities Element. Alternatively, the other General Plan elements ensure that infrastructure, utilities, and public facilities are available to accommodate planned land uses, and that the unique qualities of Los Altos are safeguarded and enhanced. Finally, a circulation plan is established in the Circulation Element to accommodate increased traffic from planned development in accordance with the Land Use Element.



LAND USE PLAN

Land use decisions in Los Altos are shaped by the community's desire to preserve and protect its unique character and existing land use patterns. The nature and character of existing development, the desire for greater economic development, and planned infrastructure capacity all has an influence on the development of land use policy and planning for future land use.

The Land Use Plan provides background information and describes the approach that will be used to build upon the community's sound planning base. The subsequent Issues, Goals, and Policies Section summarizes key issues and provides the basis for the Plan. The City's land use approach is to maintain a favorable balance of land uses, ensure land use compatibility, and direct growth and redevelopment in a manner that is economically viable and in keeping with the existing character of the community.

LAND USE BALANCE

The variety of land uses within Los Altos affects the important balance between the generation of public revenues and the provision of public facilities and services. Achieving and maintaining a balance of land uses can ensure fiscal stability and also create a desirable community in which people can reside, work, shop, and recreate.

Los Altos is a developed community with little opportunity for additional growth or major land use changes. Future growth will occur with the development of the few remaining vacant parcels and the redevelopment of currently developed parcels. The Land Use Plan identifies the land use composition throughout the City to achieve the desired balance between public revenues and services.

Land Use Classification System

The Land Use Policy Map (LU-1) illustrates the various types and distribution of land uses planned for Los Altos. The land use classification system includes 15 General Plan land use designations, which are listed in Table LU-1. These land use designations serve to provide a rational and ordered approach to land use development and maintenance of public uses and open space by identifying the types and nature of development allowed in particular locations throughout the planning area.

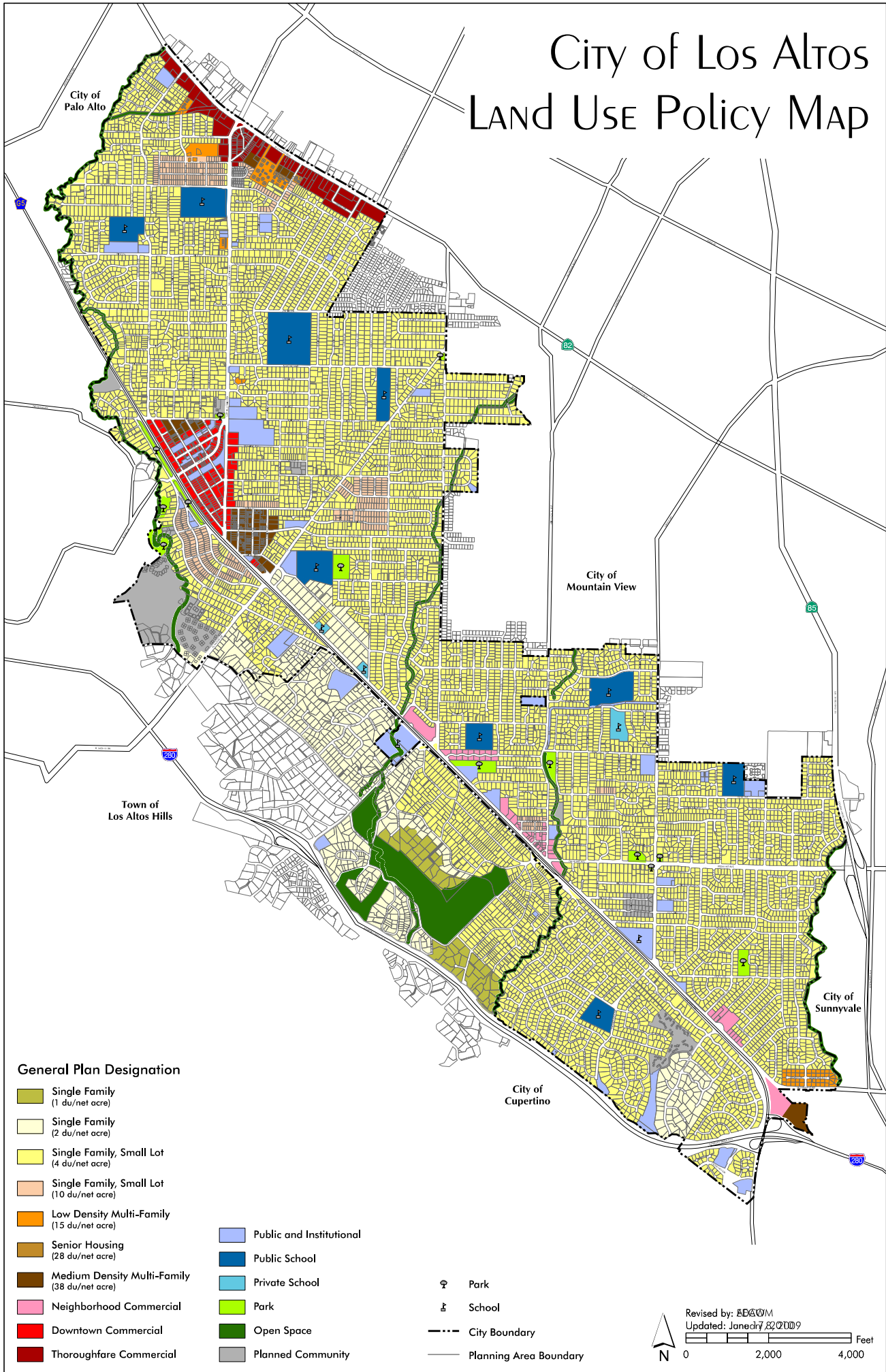
The land use classification system in Los Altos includes five general land use categories: Residential, Commercial, Public and Quasi-Public Facilities, Open Space, and Planned Community. Descriptions of each general land use category and corresponding land use designations are provided in the subsequent Land Use Designations section of the Plan.

Land Use Density and Intensity

This Element uses certain terminology to describe the 15 land use designations. The term *density* is used for residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per net acre of land (du/acre).

The term *intensity* refers to the extent of development on a parcel of land or lot (i.e., the total building floor area square footage, building height, the floor area ratio, and/or the percent of lot coverage). Intensity is often used to describe non-residential development levels; but in a broader sense, intensity is also used to describe overall levels of both residential and non-residential development types. In this Plan, building floor area square footage and floor area ratio are used as measures of non-residential development intensity.

City of Los Altos LAND USE Policy Map



General Plan Designation

- Single Family (1 du/net acre)
- Single Family (2 du/net acre)
- Single Family, Small Lot (4 du/net acre)
- Single Family, Small Lot (10 du/net acre)
- Low Density Multi-Family (15 du/net acre)
- Senior Housing (28 du/net acre)
- Medium Density Multi-Family (38 du/net acre)
- Neighborhood Commercial
- Downtown Commercial
- Thoroughfare Commercial

- Public and Institutional
- Public School
- Private School
- Park
- Open Space
- Planned Community

- Park
- School
- City Boundary
- Planning Area Boundary

Revised by: **ED&OM**
Updated: January, 2010

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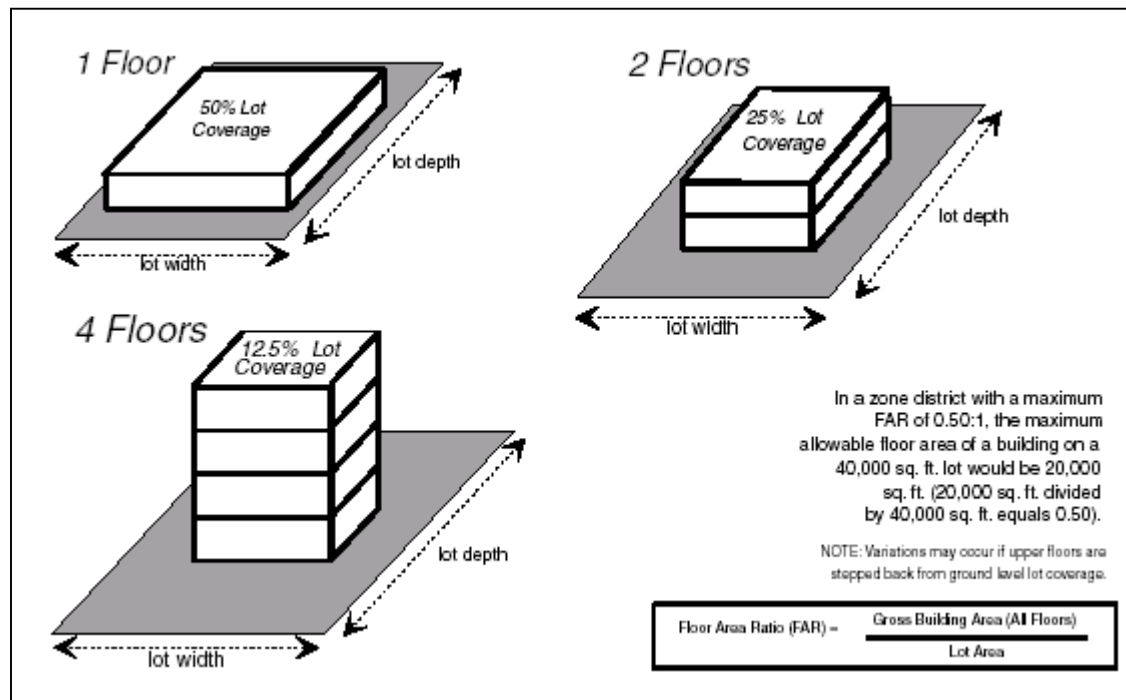
**Table LU-1
Land Use Classification System**

Land Use	DUs or FAR/Net Acre		Summary Description of Land Use Designation
	Maximum	Anticipated	
Residential Land Uses			
Single Family Large Lot	2.0	1.8	Detached single-family homes on large lots.
Single Family Med. Lot	4.0	3.5	Detached single-family homes.
Single Family Small Lot	10.0	5.6	Detached single-family homes on smaller lots.
Low Density Multi-Family	15.0	11.0–15.0 ⁽¹⁾	Detached and attached single-family homes, condominiums, duplexes, and apartments.
Senior Housing	28.0	21.0–28.0 ⁽¹⁾	Detached and attached single-family homes, condominiums, duplexes, and apartments for seniors.
Medium density Multi-Family	38.0	28.0–38.0 ⁽¹⁾	Detached and attached single-family homes, condominiums, and apartments.
Commercial Land Uses			
Neighborhood Commercial			Retail uses serving the needs of nearby neighborhoods. Specified areas may also include general business, medical, or professional office uses. Residential development is allowed by right at Foothill Plaza.
<i>Foothill Plaza</i>	1.5:1 (2.0:1 w/ residential) ⁽²⁾	0.35:1	
<i>All other locations</i>	0.5:1	0.35:1	
Downtown Commercial			General retail uses and service, commercial recreational, cultural, and office uses that serve local residents. Higher density residential uses that enhance the village character of the Downtown are also allowed by right in the Core and Periphery areas. Such uses may be allowed elsewhere, subject to Use Permit approval.
<i>Downtown Core</i>	1.0:1 (2.0:1 w/ residential) ⁽²⁾	1.0:1	
<i>Downtown Periphery</i>	1.0:1 (2.0:1 w/ residential) ⁽²⁾	0.8:1	
Thoroughfare Commercial			Retail, service, and small office uses that typically rely on vehicle traffic and serve the city and/or regional market. Permits mixed use development and affordable residential opportunities along El Camino Real Corridor.
<i>El Camino Real Corridor</i>	0.5:1 office (1.5:1 w/ mixed use) ⁽²⁾	0.8:1	
Public/Quasi-Public Facilities Land Uses			
Public School Land	0.6:1	0.3:1	Land owned by public school districts and used for education, recreation, administration, or other non-commercial, non-residential, or non-industrial purposes.
Private School Land	1.0:1	0.3:1	Land owned by private or parochial schools and used for education, recreation, administration, or other non-commercial, non-commercial, non-residential, or non-industrial purposes.
Public and Institutional	0.6:1	0.35:1	Governmental, institutional, academic, group residence, church, community service uses, easements, rights-of-way, facilities of public and private utilities, and parking.
Open Space Land Uses			
Parks	0.4:1	0.1:1	Publicly owned and dedicated parkland.
Other Open Space	0.6:1	NA	Open space for the preservation of natural resources, managed production of resources, outdoor recreation, and protection of health and public safety.
Planned Community Uses			
Planned Community	varies	varies	Various single-family and senior residential densities and housing types, as well as community facilities, private schools, recreational areas, religious facilities, educational or philanthropic institutions, public utilities and services, hospitals, and open space areas.
(1) The average density for multi-family categories is 75% to 100% of the maximum density since projects are required to construct between 75% and 100% of the maximum density unless the project will negatively impact the community.			
(2) See qualifications and special provisions in the Special Planning Areas section of the Land Use Plan.			

Floor area ratio (FAR) expresses the intensity of use on a lot. The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields a FAR of 0.50:1. A 0.50:1 FAR describes a single-story building that covers half of the lot, or a two-story building covering approximately one-quarter of the lot. Figure LU-2 depicts the calculation of FAR.

State General Plan law requires that the Land Use Element specify the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Policy Map are described in detail in this Element. Table LU-1 lists each of the land use designations shown on the Land Use Policy Map and

provides a corresponding indication of maximum density or intensity of development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes an anticipated overall level of development within each land use designation within the planning area. Measures of anticipated future development intensity and density are based upon estimates of existing levels of development and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to their maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels.



**Figure LU-2
Floor Area Ratio**



Land Use Designations

All land in the Los Altos planning area is assigned to one of the 15 land use designations described below:

Residential Land Use Designations:

There are six residential land use designations that allow for a variety of housing types. The maximum density listed for each residential land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code. Development projects within the Low and Medium Density Multi-Family and Senior Housing designations shall be developed at 75 to 100 percent of the maximum density permitted by the associated zoning unless the City Council determines that a less dense project is in the best interest of the community. Mobile and modular homes are allowed in all residential land use categories, subject to design approval.

- 1) **Single Family Large Lot.** The Single Family Large Lot land use designation provides for single-family detached homes on large lots. The designation allows a maximum density of 2.0 units per net acre. The anticipated density of this type of development is approximately 1.8 units per net acre. Uses such as second dwelling units, guest houses, community facilities, parks and open space, day cares, churches, agricultural uses, and others that are compatible with the low density single-family neighborhood may also be considered as conditional uses.
- 2) **Single Family Medium Lot.** The Single Family Medium Lot land use designation provides for single-family detached homes. The designation allows a maximum density of 4.0 units per net acre. The anticipated density of future Single Family Medium Lot development is approximately 3.5 units per net acre. Uses such as second dwelling units, guest

guest houses, community facilities, parks and open space, day cares, churches, agricultural uses, and others that are compatible with the low density single-family neighborhood may also be considered as conditional uses.

- 3) **Single Family Small Lot.** The Single Family Small Lot land use designation provides for single-family detached homes on smaller lots. The designation allows a maximum density of 10.0 units per net acre where already subdivided. Future small lot development is anticipated at a density of approximately 5.6 units per net acre. The City recognizes that areas that were developed with higher density single-family homes comprise an important part of the community character and affordable housing stock. The City intends to conserve this community resource by discouraging consolidation of smaller lots into larger lots. Parcels of 10,000 square feet or more that are designated as Single Family Small Lot will not be permitted to subdivide into parcels smaller than 10,000 square feet.
- 4) **Low Density Multi-Family.** The Low Density Multi-Family designation provides for detached and attached single-family homes, condominiums, duplexes, and apartments. The maximum density for this land use designation is 15.0 units per net acre. Unless the City Council determines that a less dense project is in the best interest of the community, projects in this land use designation shall be developed at 75 to 100 percent of the maximum allowed density (11 to 15 units per acre).
- 5) **Senior Housing.** The Senior Housing designation is designed to meet a variety of the City's senior housing needs. To serve these needs, this designation provides for detached and attached single-family homes, condominiums, duplexes, and apartments. The maximum density for this land use designation is



28.0 units per net acre. Projects with this designation shall be developed at 75 to 100 percent of the maximum allowed density (21 to 28 units per acre), unless the City Council determines that a less dense project is in the best interest of the community.

- 6) **Medium Density Multi-Family.** The Medium Density Multi-Family residential designation provides for detached and attached single-family homes, condominiums, and apartments. The maximum density for this land use designation is 38.0 units per net acre. Unless the City Council determines that a less dense project is in the best interest of the community, projects with this designation shall be developed at 75 to 100 percent of the maximum allowed density (28 to 38 units per acre).

Commercial Land Use Designations:

There are three commercial land use designations (Neighborhood Commercial, Downtown Commercial, and Thoroughfare Commercial) to promote a range of revenue- and employment-generating businesses in the City.

- 7) **Neighborhood Commercial.** The Neighborhood Commercial land use designation provides for a variety of retail uses that serve the needs of nearby neighborhoods, but do not supplant commercial uses in Downtown Los Altos. In addition to retail uses, areas designated for Neighborhood Commercial may also include space for general business, medical, or professional offices in specified areas as allowed by the Zoning Ordinance. Potential traffic impacts to surrounding neighborhoods and the Foothill Expressway will be considered when determining the allowable development intensity for each center.

The Special Planning Areas section of the Land Use Element establishes the potential to increase the allowed density and intensity for the inclusion of residential development. Otherwise, the maximum intensity of development is a floor area ratio of 0.5:1. The anticipated intensity of development in this designation is a floor area ratio of 0.35:1.

- 8) **Downtown Commercial.** The Downtown Commercial land use designation provides for a wider range of general retail than the Neighborhood Commercial and also provides for service, commercial recreational, cultural, and office uses that serve local residents. Higher density residential uses are also allowed to enhance the village character of the area. As identified in the Special Planning Areas section of the Land Use Plan, the City will consider increasing the maximum density and intensity of development in the Downtown Core and Periphery to enhance retail activities and encourage housing, especially affordable housing. Without these incentives, the maximum intensity of development is a floor area ratio of 1.0:1 and the anticipated intensity of development is a floor area ratio of 1.0:1 for the Downtown Core and 0.8:1 for the Downtown Periphery.

- 9) **Thoroughfare Commercial.** The Thoroughfare Commercial land use designation provides for both retail, service, and office uses that typically rely on automobile traffic and attract customers from a citywide and/or regional trade area. As identified in the Special Planning Areas section of this Land Use Plan, floor area ratios are established based on the type of use(s) proposed. The City will consider other incentives in an effort to encourage mixed-use development and affordable housing. The anticipated intensity of development in this land use designation is a floor area ratio of 0.8:1.



Public/Quasi Public Land Use Designations: There are five public and quasi-public land use designations to accommodate land owned and/or operated by or for the community of Los Altos for the public good. Uses allowed in these land use designations are also permitted uses in several other general plan land use designations and corresponding zoning districts.

- 10) **Public School Land.** The Public School Land designation applies to land owned by public school districts and used or proposed for education, recreation, administration, or other non-commercial, non-residential, or non-industrial purposes. The maximum intensity of development is a floor area ratio of 0.6:1. The anticipated development intensity for this land use designation is a floor area ratio of 0.3:1.
- 11) **Private School Land.** The Private School Land designation applies to land owned by private or parochial schools and used or proposed for education, recreation, administration, or other non-commercial, non-residential, or non-industrial purposes. The maximum intensity of development is a floor area ratio of 1.0:1. The anticipated development intensity for this land use designation is a floor area ratio of 0.3:1.
- 12) **Public and Institutional.** The Public and Institutional land use designation provides for governmental, institutional, academic, group residence, church, community service uses and lands, utilities, easements, rights-of-way, and City-owned parking facilities. Public and Institutional facilities are intended to be compatible with the surrounding neighborhood. Where applicable, the maximum intensity of development is a floor area ratio of 0.6:1. The anticipated development intensity for this land use designation is a floor area ratio of 0.35:1.

Open Space Designations: There are two land use designations (Parks and Other Open Space), which provide for open space and recreational uses.

- 13) **Parks.** The Parks designation provides for publicly owned and dedicated parkland. Activities that may be developed include areas for active sports play, large multipurpose fields for community events and informal recreation, tot lots, picnic areas, multipurpose sports fields and courts, concessions, community event space, outdoor amphitheaters, maintenance/support facilities and caretaker facilities. The maximum intensity of development is a floor area ratio of 0.4:1. The anticipated development intensity for this land use designation is a floor area ratio of 0.1:1.
- 14) **Other Open Space.** The Other Open Space designation provides open space for the preservation of natural resources, managed production of resources, outdoor recreation, and protection of health and public safety. Areas designated for Other Open Space include: waterways, open space easements, private and public open space, as well as golf courses and other private recreational uses.

Planned Community Land Use Designation: The Planned Community designation allows for detailed analysis and flexibility of land uses for larger areas, or areas with special needs.

- 15) **Planned Community.** The Planned Community designation provides for the long-term development of large areas of land under single or common ownership or control. The Planned Community designation ensures compatibility with surrounding neighborhoods; protects the public health, safety, and welfare; provides for the long-term development of large properties; protects and preserves open space as a limited and valuable



resource; and permits reasonable use of land. The Planned Community designation also preserves and protects land for recreation, scenic value, conservation or natural resources, agriculture, senior housing, residential, and low intensity public/quasi public facilities. Allowable uses include a variety of residential single family and senior housing types, as well as community facilities, private schools, recreational areas, religious facilities, educational or philanthropic institutions, public utilities and services, hospitals, and open space areas. The maximum intensity of development will be determined based on the zoning of the area prior to rezoning to Planned Community. Senior housing projects may be approved up to a maximum density of 50 units per acre.

Specific Plans

Specific Plans are master plans for particular areas in the City. Specific Plans are not land use designations like the others discussed above; rather, the underlying General Plan designation identifies the allowable land uses and the Specific Plan addresses implementation for the development of the target area. The scope of the Specific Plan requires a detailed level of examination and planning not practical at a General Plan level. There are two areas within the City subject to specific plans as follows (See Figure LU-3):

- ❖ **Loyola Corners Specific Plan.** The Loyola Corners Specific Plan was adopted in 1990 creating use, development, and design regulations for the 17-acre commercial area along Foothill Expressway.
- ❖ **Sherwood Gateway Specific Plan.** Adopted in 1998, the Sherwood Gateway Specific Plan establishes use provisions and development and design standards for the 26-acre commercial area southeast of El Camino Real and San Antonio Road.

- ❖ **Downtown Urban Design Plan.** In 1992, the City adopted the Downtown Urban Design Plan to reinforce the identity of Downtown as a retail center, to improve the visual quality of the area, and to create an attractive pedestrian environment.

Zoning Consistency

The Zoning Ordinance serves as the primary tool for implementing the City's land use policy. State planning law requires the Zoning Ordinance to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zone district, and the development standards and land use regulations contained in the Zoning Ordinance must reflect the policy statements in the Land Use Element. While the General Plan may be somewhat broad in its discussion of permitted land uses and development intensities, zoning provisions must identify specific regulations so that property owners and developers can determine how particular properties can be used and developed. Table LU-2 identifies the relationships between land use categories and zone districts.








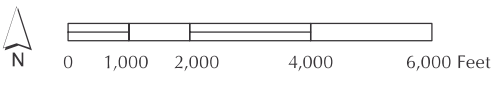
**Downtown Core
Specific Plan**

**Sherwood Gateway
Specific Plan**

**Loyola Corners
Specific Plan**

-  Specific Plan Area
-  City Boundary
-  Planning Area Boundary

Source: City of Los Altos GIS.



*Figure LU-3
Downtown
Urban Design Plan*



**Table LU-2
General Plan and Zoning Consistency**

General Plan Land Use Category	Corresponding Zoning Districts
Single Family Large Lot	R1-40, R1-20, R1-H, R1-10, PC, PCF, PCF/R1-10, PUD
Single Family Medium Lot	R1-H, R1-10, PC, PCF, PCF/R1-10, PUD
Single Family Small Lot	R1-10, LC/SPZ, PC, PCF/R1-10, PUD
Low Density Multi-Family	R3-4.5, R3-5, R3-3, PC, PUD
Senior Housing	R3-4.5, R3-5, R3-3, R3-1.8, PC, PUD
Medium Density Multi-Family	R3-1.8, R3-1, OAD/R3-1, PC, PUD
Neighborhood Commercial	OA-1, CN, LC/SPZ,
Downtown Commercial	R3-1.8, R3-1, OAD, OA, OA-4.5, OAD/R3-1, CD, CS, CRS, CRS/OAD, PUD
Thoroughfare Commercial	OA-1, CN, CT, PUD
Public School Land	R1-40, R1-20, R1-H, R1-10, PC, PCF, PCF-R1-10, PUD
Private School Land	R1-40, R1-20, R1-H, R1-10, PC, PCF, PCF-R1-10, PUD
Public and Institutional	R1-40, R1-20, R1-H, R1-10, PC, PCF, PCF-R1-10, PUD ⁽¹⁾
Parks	R1-40, R1-20, R1-H, R1-10, PC, PCF, PCF/R1-10, PUD
Other Open Space	R1-40, R1-20, R1-H, R1-10, R3-4.5, R3-5, R3-3, R3-1, PC, PCF, PCF/R1-10, PUD
Planned Community	R1-40, R1-20, R1-H, R1-10, PC, PCF/R1-10, PUD
<p>(1) In addition to the listed zoning districts, utilities are permitted in all multi-family residential and commercial zoning districts. City-owned parking facilities are only permitted in non-residential zoning districts.</p>	



Land Use Composition

Figure LU-1 is the Land Use Policy Map for the City, which illustrates planned land uses within the planning area. The map serves as a guide for future land use decisions made by City staff, the Planning Commission, and City Council.

of planned land uses shown in Figure LU-1 correspond to existing development. A desirable balance of land uses currently exists, and will be maintained in the future under the proposed land use plan. Table LU-3 lists acreage figures for each land use category in accordance with the Land Use Policy Map.

Because Los Altos is an established and largely developed community, the majority

**Table LU-3
General Plan Land Use in the Los Altos Planning Area**

Land Use	Net Acres in Planning Area	Percentage of Land in Planning Area
Single-Family Large Lot	429	11%
Single-Family Medium Lot	2,598	67%
Single-Family Small Lot	83	2%
Low Density Multi-Family	34	1%
Medium Density Multi-Family	45	1%
Neighborhood Commercial	37	1%
Downtown Commercial	42	1%
Thoroughfare Commercial	59	2%
Public School Land	120	3%
Private School Land	34	1%
Public and Institutional	113	3%
Utilities		
Parking		
Parks	32	1%
Other Open Space	127	3%
Planned Community	93	3%
Total	3,846	100%



Annexations

Since 1974, Los Altos has annexed approximately 382 acres of residential land. Lands possibly subject to future annexation are also in residential use or designated for open space. Therefore, any future annexation will further reinforce the City's residential orientation.

Figure LU-1 shows current City boundaries and areas subject to annexation within the City's planning area. The Sphere of Influence, as defined by the Santa Clara County Local Agency Formation Commission (LAFCO) and planning area boundaries are one in the same. Annexation requires an affirmative, majority vote of the residents of an area requesting to annex to a city, a majority vote of the City Council, and approval of a majority of the LAFCO Board.

Prior to the passage of Proposition 13 in 1978, residential property generated sufficient taxes to cover City expenses associated with those properties. This has not necessarily been the case since Proposition 13. In order to make an informed decision on the desirability of annexing an area, the City evaluates the costs and benefits of a proposed annexation. The City may require the petitioners to conduct a fiscal impact analysis to assist in this evaluation.

Pre-Zoning

Land outside the City limits, but within the Los Altos planning area, is pre-zoned with the approval of Santa Clara County. Pre-zoning shows a city's intended zoning for an area in the event the area annexes to the city, and becomes the city's zoning for the area upon annexation. Pre-zoning also serves as a guide to the County in its land use decision-making.

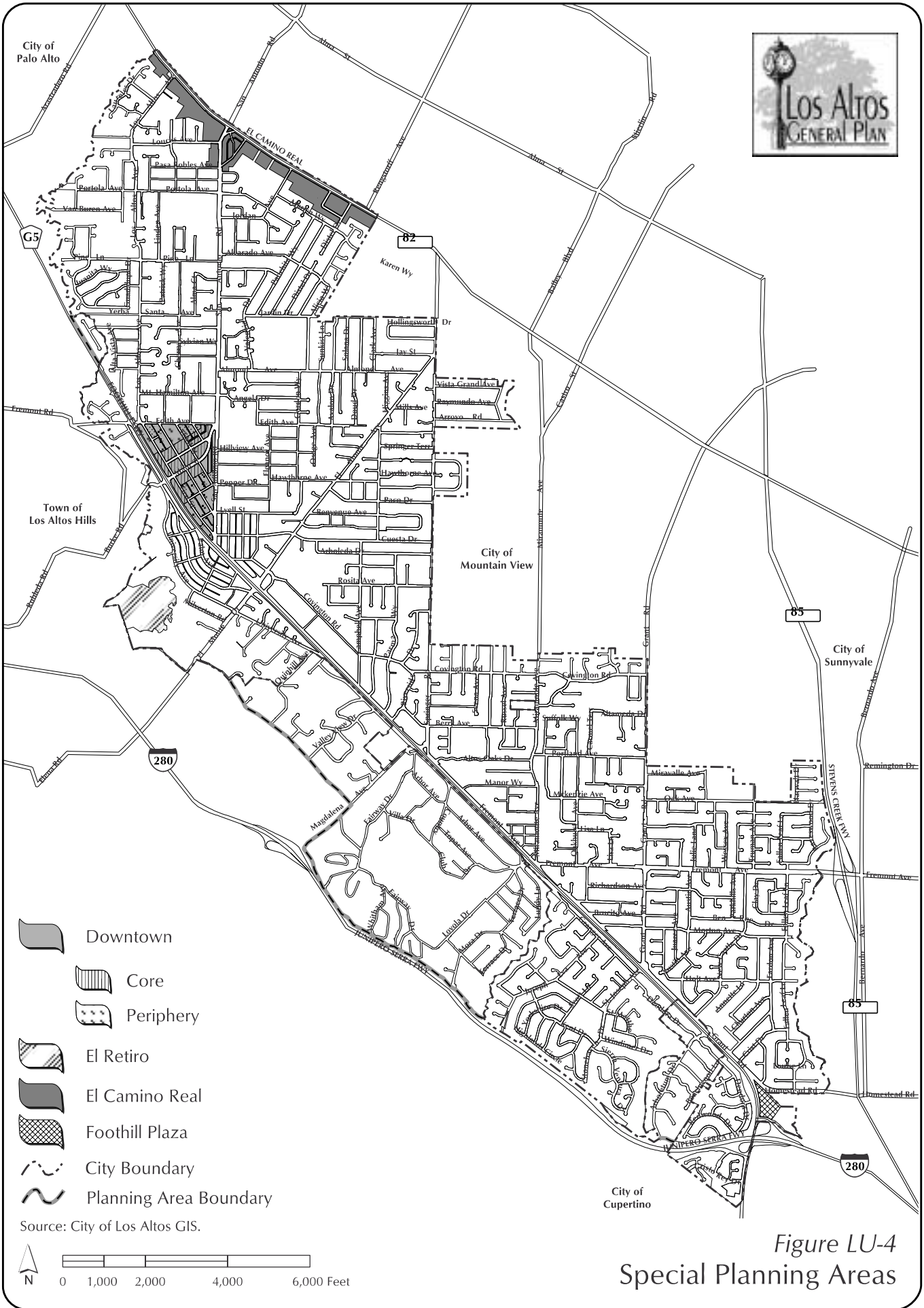
Pre-zoning is subject to the same requirements applicable to zoning in a city, including the requirement for consistency with the general plan. Zone changes can be granted in compliance with prescribed procedures. Los Altos, with the approval of Santa Clara County, has pre-zoned land with annexation potential for varying densities of single-family use.

SPECIAL PLANNING AREAS

Los Altos' land use patterns are well established. However, shifts in retailing and office trends, combined with a strong need for affordable housing in the Bay Area affect how property is used and reused, developed and redeveloped over time. The Land Use Policy Map responds both to the City's highly developed character and anticipated long-term land use changes that will further City objectives. Land use patterns generally will remain unchanged, particularly with regard to the City's residential neighborhoods. However, public and private investment will be applied to Special Planning Areas to achieve land use changes and associated economic development and housing goals. Figure LU-4 identifies the following Special Planning Areas:

- ❖ Downtown
- ❖ El Camino Real Corridor
- ❖ Foothill Plaza
- ❖ El Retiro

Within each of these Special Planning Areas, the City is introducing the concepts and opportunities for increasing land use density and intensity to better achieve specific objectives for these areas. Some provisions will supplement the requirements associated with each base land use designation, and others will be analyzed further for implementation using the City's Zoning Ordinance.



Source: City of Los Altos GIS.

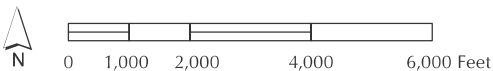


Figure LU-4
Special Planning Areas



Downtown

Downtown Los Altos represents the heart of the City. It includes all properties located between Edith Avenue, Foothill Expressway, and San Antonio Road. One- and two-story pedestrian-oriented retail development, some professional offices and service uses, and two-lane roadways with both diagonal and parallel on-street parking characterize the Downtown Core area.

Development consists of one, two and three story buildings on small lots. Although some on-street parking is available, most parking in the area is contained within City-owned and operated parking plazas, which are crowded mid-week days. The Downtown area offers opportunities for broader use, coordinated development, and a mix of commercial and residential uses that have the potential to create a more vibrant and economically productive district.

For planning purposes, the area has been split into two planning districts: Downtown Core and Downtown Periphery. The Downtown Core area includes all properties within the Downtown area located along State Street and Main Street, northeast of Foothill Expressway, and west of San Antonio Road. The Downtown Periphery area includes all properties north and south of the Downtown Core area, but still within the Downtown triangle.

Intensifying uses within the Downtown Core offers potential to enhance retail activities, increase evening activities with a hotel and theater, and supplement the City's affordable housing stock. To achieve these objectives, the City will consider amending the Downtown zoning regulations to provide development incentives for the inclusion of a residential component that includes affordable housing as follows:

- ❖ Increase the allowable FAR up to a maximum 2.0:1; and/or

- ❖ Increase the height limit to a maximum of three stories.

Otherwise, the maximum FAR for the Downtown is 1.0:1 and the maximum building height is 30 feet and two stories.

Residential development is allowed on second floors of structures within both the Core and Periphery. A significant number of future residential units developed in the area shall be affordable to very low- and low-income households. Some market rate units are permitted to provide an incentive for residential development. In lieu of requiring that additional parking be provided, the City will consider implementing a parking fee for use of City-owned parking plazas by Downtown Core residents living in below market rate units.

El Camino Real Corridor

El Camino Real forms the northern boundary of the City, supporting a mix of low- to medium-scale offices, retail stores, personal services, restaurants, and lodging. The corridor borders the adjacent Cities of Mountain View and Palo Alto, which have encouraged intensive retail, office, lodging, and residential development on their sections of the roadway.

The lower-intensity nature of uses found on the Los Altos side of the road works well to ensure compatibility with adjacent residential neighborhoods, to minimize additional traffic flow from and onto El Camino Real, and provide a suitable location for small office-based businesses. However, the corridor as currently configured does not provide much in the way of affordable housing, and is gradually becoming more of an office district and less of a retail area. Moderate intensification of uses fronting the corridor offers an opportunity to create additional affordable housing, sustain diversity within the City's commercial centers, and control the amount of office space developed on the Corridor to ensure that sales tax revenue is maximized.



To achieve these objectives, the City will consider amending the Thoroughfare Commercial zoning regulations for the El Camino Real corridor. Allowable uses may include any combination of residential, office, retail, lodging, and personal services. The ground floor of all new mixed-use development may be limited to retail, hotel, motel, or restaurant uses only.

In terms of floor area ratio, projects that are entirely office use could be limited to a maximum FAR of 0.5:1 to discourage this type of development exclusively. All other uses could be allowed a maximum FAR of 1.5:1. However, the amount of floor area that exceeds a 0.5:1 ratio should be for retail, housing, or lodging use. The height limit for this area is 30 feet and two stories. However, projects with residential components could be allowed up to a maximum height of three stories as a further incentive to encourage mixed-use projects and obtain affordable housing.

Foothill Plaza

In the southeast corner of the City, a potentially underdeveloped commercial center offers new opportunities for mixed-use development. Foothill Plaza is located at the northeast corner of the junction of Foothill Expressway and I-280. A portion of the Plaza is located within the adjacent City of Cupertino. Within this area, the City will consider encouraging development of affordable housing opportunities in conjunction with current retail and service uses.

Residential development may be allowed and residential projects could include affordable (below market rate) housing with either ten percent of the total housing units affordable to very low-income households, 20 percent of the total units affordable to very low- and low-income households, or 50 percent of the total units affordable to very low-, low-, and moderate income households.

In order to achieve affordable housing objectives, the City will consider amending the Neighborhood Commercial zoning regulations for this area for development of affordable housing as follows:

- ❖ Increase the allowable FAR up to a maximum 2.0:1; and/or
- ❖ Increase the height limit to a maximum of three stories.

Otherwise, the maximum FAR for the Foothill Plaza is 1.5:1 and the maximum building height is 30 feet and two stories.

El Retiro

The El Retiro site, which consists of approximately 51.5 acres, is located west of University Avenue and north of O'Keefe Lane. The site is recognized as an important property because of its sensitive environment, large open spaces, and use over the years as a private retreat. The City conducted a planning study to determine and ensure proper use of the site into the future.

In 1984, the City amended the land use designation of the property to Planned Community and adopted special goals and policies regarding phasing and development of the site. The City also adopted a Master Plan for El Retiro, which established a baseline number of units for each residential area and identified areas of public and private open space and areas not suitable for development. A portion of the property has been dedicated to the City as an open space conservation area.

Based on the existing and surrounding land use, the allowed development on the site was established at 40 units, with a potential density bonus of up to ten additional units, in exchange for dedicated public open space on the site.

DEVELOPMENT CAPACITY

Table LU-4 provides a statistical description of the 15 General Plan land use designations within the City and a corresponding indication of maximum density or intensity of development. The maximum allowable development on individual parcels is governed by these measures of density or intensity.

For various reasons, many parcels in the community have not been developed to their maximum density or intensity. In the future, development is anticipated to occur in a similar manner with only a limited number of parcels being developed at the maximum density or intensity. Thus, for much of the community, the projected (anticipated) future development intensity and density listed in Table LU-4 is based upon the intensity/density of existing development.

Anticipated density and intensity is for planning purposes only and exceeding them on individual parcels of land does not require a General Plan Amendment. Development can occur up to the maximum allowed density or intensity with required site and/or design review. Additionally, a density bonus of at least 25 percent is required by state law to be offered for certain projects affordable to low or very low income households.

Table LU-4 includes the planned land use and/or development intensities in the identified Special Planning Areas. Most significant are the potential changes to the El Camino Real corridor.

Population estimates are for the entire Los Altos planning area, including the City of Los Altos and small adjacent unincorporated areas in the County.



**Table LU-4
Land Use Potential and Population Estimates**

Land Use	Anticipated Development Density/Intensity		Net Acres	Estimated Dwelling Units	Estimated Non- Residential Square Feet (Thousands)	Estimated Population
	DU/Net Acre	FAR/Net Acre				
Residential Land Use Designations						
Single Family Large Lot	1.8	--	429			
Single-Family Medium Lot	3.5	--	2,598	9,653	--	25,817
Single-Family Small Lot	5.6	--	83			
Low Density Multi-Family	11.0 – 15.0	--	34			
Senior Housing	21.0 – 28.0	--	--	841	--	2,249
Medium Density Multi-Family	28.0 – 38.0	--	45			
Commercial Land Use Designations						
Neighborhood Commercial						
Foothill Plaza	10	0.35	6	60	91	160
All other locations	--	0.35	31	--	472	--
Downtown Commercial						
Downtown Core*	6	1.0	24	35	653	93
Downtown Periphery*	6	0.8	18	42	487	112
Thoroughfare Commercial						
El Camino Real Corridor*	6	0.8	59	234	3,056	310
Public/Quasi-Public Land Use Designations						
Public School Land		0.3	120	--	1,574	--
Private School Land		0.3	34	--	449	--
Public and Institutional		0.35	113	--	1,717	--
Open Space Land Use Designations						
Parks	--	0.1	32	--	137	--
Other Open Space	--	--	127	--	--	--
Other Land Uses						
Planned Community	--	varies	93	included above		included above
Total			3,846	10,865	8,636	28,741

Note: Estimated dwelling units for residential land use designations use 2001 DOF data. Population estimates assume 2.67 Persons per occupied housing unit (per DOF, 2001)

* Projected dwelling units, non-residential square feet, and population for the Downtown Core, Downtown Periphery, and El Camino Real Corridor are based upon development potential of underutilized sites within each Special Planning Area.



ISSUES, GOALS AND POLICIES

The Land Use Element describes long-range goals for the physical development of the community, both in terms of land use type and intensity, as well as urban character and form. Five major issues are addressed by the goals, policies, and plan in the Land Use Element. These major issues are:

- 1) Balancing land uses;
- 2) Land use compatibility;
- 3) Special planning areas;
- 4) Cooperative planning efforts; and
- 5) Annexation.

Each issue and the related goals and policies are included in this section of the Element.

BALANCE OF LAND USES

A balance of land uses is important to ensure fiscal stability with sufficient public revenues to pay for necessary and desired public facilities and services. The land use composition in the Los Altos planning area includes 82 percent residential, four percent commercial, seven percent public and quasi-public, four percent parks and open space, and three percent planned community. As a developed community, the focus of community efforts regarding the balance of land uses is on preserving existing uses and character while ensuring that new development and redevelopment are compatible with existing development.

Goal 1: Balance the desirability of public/quasi-public and commercial uses with their impacts upon adjoining residential land uses.

Policy 1.1: Maintain flexibility of standards and procedures to accommodate changing trends in retail, housing, and office uses.

Policy 1.2: Recognize the unique contribution of certain non-conforming uses to community identity and the historic and economic value of the Los Altos Nursery, DeMartini Orchard Market and Foodland Market, and the residential value of Holly Village.

Policy 1.3: Ensure that the integrity, residential character, and boundary of the Altos Oaks office area are maintained.

Policy 1.4: Encourage continued efforts to improve the parking, aesthetics, and neighborhood compatibility of Pilgrim Haven.

LAND USE COMPATIBILITY

The majority of Los Altos has been developed, forming the City's unique character with its Downtown village center and low-density residential neighborhoods. As new development and redevelopment occurs, projects are evaluated to ensure that they contribute to the unique community character and do not negatively impact existing development with increased traffic and noise. Areas of special concern include the El Camino Real corridor, the Downtown, Foothill Plaza and other business districts.

Goal 2: Plan for a compatible and harmonious arrangement of land uses by providing a mix of uses consistent with projected future social and economic conditions in Los Altos.



- Policy 2.1:** Continue to apply land use designations, which recognize existing development patterns and expected future conditions.

- Policy 2.2:** Encourage a variety of residential housing opportunities by allowing residential uses with adequate parking in appropriate commercial areas, including sections of the Downtown area, Foothill Plaza and along El Camino Real.

- Policy 2.3:** Continue to conduct design review of residential and non-residential development applications to ensure compatibility with surrounding property and neighborhoods.

- Policy 2.4:** Promote the use of planned unit developments (PUDs) to achieve physical development that recognizes the unique qualities of a site and harmonizes with existing and future land uses in the vicinity.

- Policy 2.5:** For planned unit developments (PUDs), review, at a minimum, site plans and building elevations concurrently with tentative maps for future subdivision applications.

SPECIAL PLANNING AREAS

Because Los Altos is an established community with few undeveloped parcels, there is little opportunity for significant change. However, in terms of redeveloping existing areas, the City has identified four areas with special planning needs and/or opportunities. Three areas with potential for land use changes include Downtown, El Camino Real corridor, and Foothill Plaza. Addition-

ally, the El Retiro site has been master planned for future development. A brief discussion of each area, along with individual goals and policies, is provided below.

Downtown

The Downtown is the pride of the community with a small-town village atmosphere serving the commercial needs of both residents and visitors. In the Downtown Core, one- and two-story contiguous buildings create walkable storefronts with wide sidewalks and an inviting streetscape. The City has identified the opportunity to intensify the land uses in the Downtown Core. In keeping with the use regulations in the Commercial Retail Sales (CRS) Zoning District, use provisions encourage retail and service uses on the ground floor, with development incentives for the inclusion of a residential component on the second and/or third stories.

Goal 3: Allow for intensification of development within the Downtown Core in keeping with the existing character of the area.

- Policy 3.1:** Encourage residential development above the ground floor that includes affordable housing units.

- Policy 3.2:** Consider zoning code incentives to encourage mixed-use development.

- Policy 3.3:** Consider a parking fee for residential use of City-owned parking plazas in lieu of additional parking requirements for below market rate housing residents.

- Policy 3.4:** Consider amending the zoning code to allow development of three-story buildings in the Downtown Core to encourage construction of below market rate housing units.



Policy 3.5: Continue to review development plans to ensure compliance with the Downtown Urban Design Plan.

El Camino Real

El Camino Real is a six lane arterial road with contiguous commercial development along the City's northern boundary, abutting the cities of Mountain View and Palo Alto. With several underutilized properties and properties primed for redevelopment along this major thoroughfare, there are significant opportunities for land use intensification and revitalization of the corridor without jeopardizing the small town character of the community.

Goal 4: Improve the land use mix along El Camino Real to ensure fiscal stability, encourage affordable housing, and to allow for development intensification along this corridor in a manner that is compatible with the adjacent residential neighborhoods and the local circulation system.

Policy 4.1: Discourage projects, which are exclusively office use.

Policy 4.2: Encourage mixed-use projects with retail, housing, and/or lodging in addition to retail and office uses.

Policy 4.3: Encourage residential development on appropriate sites within the El Camino Real corridor.

Policy 4.4: Encourage the development of affordable housing.

Policy 4.5: Consider amending the zoning code to allow a third story for projects that include a residential component.

Policy 4.6: Continue to review development proposals to ensure a balance between development rights and impact on surrounding residential neighborhoods.

Foothill Plaza

Foothill Plaza is a potentially underdeveloped neighborhood commercial center located at the southern gateway to the City. The City encourages the development of affordable housing in conjunction with existing commercial development at this location.

Goal 5: Encourage additional housing opportunities compatible with existing retail and services uses within the Foothill Plaza development.

Policy 5.1: Consider amending the zoning code to allow increased development density and intensity for the provision of mixed use and affordable housing.

Policy 5.2: Consider amending the zoning code to allow development of three-story buildings to encourage construction of below market rate housing units.

El Retiro

A Master Plan has been adopted for development of the 51.5-acre El Retiro site. Associated policies are listed below.

Goal 6: Ensure that development of the El Retiro site complies with established guidelines for phased development in a manner that is sensitive to environmental constraints, maximizes the preservation of on-site open space, and prevents intrusion into existing land uses surrounding the site.



- Policy 6.1:** Allow site development at El Retiro to occur within a framework that accommodates a range of phased development possibilities.
- Policy 6.2:** Minimize potential land use conflicts between existing and proposed uses in the vicinity of the El Retiro site.
- Policy 6.3:** Ensure compatibility between the Jesuit Retreat uses and other future land uses on the El Retiro site.
- Policy 6.4:** Encourage and facilitate development of senior housing on the El Retiro site as a desirable land use, if found to be appropriate upon further investigation.

COOPERATIVE PLANNING EFFORTS

The City of Los Altos is surrounded by several other incorporated communities within Santa Clara County. In an effort to maintain its unique identity among Silicon Valley communities and to minimize impacts from the more intense development of surrounding communities, Los Altos will continue to coordinate with other local and regional agencies in land use planning and development review.

Goal 7: Work with surrounding jurisdictions to encourage a cooperative approach for review of development outside the community, which impacts Los Altos.

- Policy 7.1:** Continue to monitor and work with surrounding jurisdictions and schools districts to promote new development outside the community that will not negatively impact Los Altos.

ANNEXATION

Los Altos has included within its planning area three unincorporated areas west of the Foothill Expressway. Most of the land in these areas is already developed. To ensure orderly and compatible redevelopment or new development within these areas, the City needs to continue to work with Santa Clara County to coordinate review of development and redevelopment proposals to minimize potential impacts on Los Altos.

Goal 8: Promote orderly and compatible development outside the City limits but within the planning area.

- Policy 8.1:** Annex adjacent lands as and when appropriate and fiscally feasible.
- Policy 8.2:** Cooperate with Santa Clara County in their policy to require unincorporated applicants contiguous to the City to be reviewed for potential annexation before proceeding with development.
- Policy 8.3:** Ensure City review and oversight of development occurring in currently unincorporated portions of the planning area.
- Policy 8.4:** Seek to expand the City limits at Foothill Plaza to incorporate the portion of the Plaza currently in Cupertino.



IMPLEMENTATION PROGRAMS APPENDIX

The Implementation Programs Appendix provides a guide to implement adopted General Plan policies and plans for City elected officials, staff and the public. The purpose of the Implementation Programs are to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions.

Each implementation program is a measure, procedure, or technique that requires additional City action. This action may either occur on a City-wide basis or in specific areas within the City. The City Council, by relating the Implementation Programs to the General Plan, recognizes the importance of long-range planning considerations in day-to-day decision making and budgeting. Implementation of the specific programs will be subject to funding constraints.

Use of the General Plan Implementation Program

The Implementation Programs are intended for use in preparing the Annual Report to the City Council on the status of the City's progress in implementing the General Plan, as described in Section 65400 of the California Government Code. Because some of the individual actions and programs described in the Implementation Programs Appendix act as mitigation for significant environmental impacts resulting from planned development identified in the General Plan, the annual report can also provide a means of monitoring the application of the mitigation measures as required by Section 15097 of the State CEQA Guidelines. This Implementation Programs Appendix may be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency and usefulness.



IMPLEMENTATION PROGRAMS APPENDIX

This Implementation Program provides actions to implement the adopted policies and plans identified in the Land Use Element. The Land Use Implementation Program is a series of actions, procedures and techniques, which includes a description of the responsible agency/department, funding source, time frame and related policies in the Land Use Element.

BALANCE OF LAND USES

LU 1: ANNUAL REVIEW OF GP AND LAND USE POLICY MAP IMPLEMENTATION

Review implementation of the General Plan and Land Use Policy Map to identify the effect of land development and use on City revenue and costs of providing public facilities and services.

Responsible Agency/Department:	Community Development
Funding Source:	General Fund, Development Fees
Time Frame:	Annual
Related Policies:	1.1, 2.1, 2.2, 4.4, 6.2

LAND USE COMPATIBILITY

LU 2: ZONING ORDINANCE REVIEW AND AMENDMENT

Review and amend (as needed) the Zoning Ordinance to provide consistency with new state legislation and court decisions. Consider Zoning Ordinance amendments that implement the use and development of goals, policies, and plan objectives for the identified special planning areas (e.g., Downtown, El Camino Real Corridor, and Foothill Plaza).

Responsible Agency/Department:	Community Development
Funding Source:	General Fund, Development Fees
Time Frame:	2002/2003 and Ongoing
Related Policies:	1.1, 2.1, 3.1, 3.2, 4.1, 4.2, 4.3, 4.4, 4.5, 5.1, 5.2, 6.1

LU 3: ZONING ORDINANCE ENFORCEMENT

Continue to enforce the Zoning Ordinance and other ordinances to achieve the desired level of regulation.

Responsible Agency/Department:	Community Development, Police
Funding Source:	General Fund, Development Fees
Time Frame:	Ongoing
Related Policies:	1.1, 2.1

**LU 4: SITE DEVELOPMENT AND DESIGN REVIEW**

Utilize the site development and design review process and the California Environmental Quality Act in the review of proposed residential and non-residential projects to promote high quality design, to ensure compliance with applicable regulations, to ensure compatibility with surrounding property and use, and to minimize environmental impacts. Special attention shall be given to ensuring compatibility between residential and non-residential uses (e.g., land use buffering).

Responsible Agency/Department: Community Development
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 1.1, 2.2, 2.3, 2.5, 3.3, 4.6, 6.3

LU 5: PARKING NEEDS AND FINANCING

Study and periodically update information on parking needs in the Downtown Core and methods of financing. Implement the recommendations of parking studies and consider the financing opinions for parking plaza improvements.

Responsible Agency/Department: Public Works, Community Development
Funding Source: Assessment fees, private investment
Time Frame: Ongoing
Related Policies: 4.1

SPECIAL PLANNING AREAS**LU 6: DOWNTOWN LOS ALTOS**

Consider Zoning Ordinance amendments to increase the maximum density and intensity for residential development above the ground floor consistent with the goals, policies, and plan objectives for the Downtown Core. Ensure that new development and redevelopment is consistent with the Downtown Urban Design Plan.

Responsible Agency/Department: Community Development
Funding Source: General Fund, development fees
Time Frame: 2002/2003 and Ongoing
Related Policies: 3.1, 3.2, 3.3

LU 7: EL CAMINO REAL CORRIDOR

Consider Zoning Ordinance amendments to encourage mixed-use development, provide for affordable housing, and for intensification of development throughout the corridor consistent with the corresponding General Plan goals, policies, and plan objectives. New development and redevelopment in this area shall be consistent with applicable General Plan policies, corresponding Zoning Code regulations, and any special plans subsequently adopted for this corridor. During design review, special consideration shall be given to the projects compatibility with abutting residential property.



Responsible Agency/Department: Community Development
 Funding Source: General Fund, development fees
 Time Frame: 2002/2003 and Ongoing
 Related Policies: 4.1, 4.2, 4.3, 4.4, 4.5, 4.6

LU 8: Foothill Plaza

Consider Zoning Ordinance amendments to increase the maximum density and intensity for additional housing opportunities consistent with the corresponding General Plan goals, policies, and plan objectives. New development and redevelopment in this area shall be consistent with applicable General Plan policies and plan, as well as corresponding Zoning Code regulations. During design review, special consideration shall be given to the projects compatibility with the surrounding residential neighborhood.

Responsible Agency/Department: Community Development
 Funding Source: General Fund, Development fees
 Time Frame: 2002/2003 and ongoing
 Related Policies: 5.1, 5.2

LU 9: El Retiro Master Plan

Continue to ensure development within the El Retiro site consistent with the approved Master Plan and compatible with surrounding uses.

Responsible Agency/Department: Community Development
 Funding Source: Development fees
 Time Frame: Ongoing
 Related Policies: 6.2, 6.3

COOPERATIVE PLANNING EFFORTS

LU 10: COORDINATION WITH SURROUNDING JURISDICTIONS

Continue to review and provide input on development applications in surrounding jurisdictions which may impact Los Altos residents and businesses.

Responsible Agency/Department: Community Development, Public Works
 Funding Source: General Fund
 Time Frame: Ongoing
 Related Policies: 7.1, 8.2, 8.3



Annexation

LU 11: PLANNING AREA DEVELOPMENT/ANNEXATION

Promote orderly and compatible development within the Los Altos planning area. Where appropriate and feasible, consider annexation of adjacent lands.

Responsible Agency/Department:	City Manager, Community Development
Funding Source:	General Fund
Time Frame:	Ongoing
Related Policies:	8.1, 8.2, 8.3, 8.4